

52-0-4 ✓

WARRANTY DEED

45-58

KNOW ALL MEN BY THESE PRESENTS,

022093

That, We, **DANA L. STURTEVANT**, of Fairfield, County of Somerset, State of Maine, **NELSON STURTEVANT**, of Waterville, County of Kennebec, and State of Maine, **RICHARD A. STURTEVANT**, of Clinton, County of Kennebec and State of Maine, in Consideration of ONE (1.00) DOLLAR and other Valuable Considerations, paid by **LINDA ANN WANDS**, of Waterville, in the County of Kennebec and State of Maine in receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **LINDA ANN WANDS** her heirs and assigns forever our three-fourths undivided interest into;

A CERTAIN LOT or parcel of land with buildings situated thereon located in Waterville, in the County of Kennebec and State of Maine more particularly bounded and described as follows:

TRANSFER
TAX
PAID

Commencing at the point of intersection of the northeasterly right of way line of Lincoln Street so-called, and the southeasterly boundary line of Lot #197 as delineated on a Plan of Greenwood Park recorded in the Kennebec County Registry of Deeds in Book 12, Pages 50 and 51; thence in a general northwesterly direction along the northeasterly right of way line of Lincoln Street a distance of 112 feet (112'), more or less, to a point; thence in a general northeasterly direction in a line parallel to and 112 feet (112'), more or less, distant from the southeasterly boundary line of Lot #197 as delineated on the aforesaid Plan, to a point in the northeasterly line of the aforesaid Lot #197 as delineated on the aforesaid Plan; thence in a general southeasterly direction along the northeasterly line of Lot #197 to a point in the northwesterly boundary line of Lot #196 as delineated on the aforesaid Plan; thence in a general southwesterly direction a distance of 340 feet (340'), to the point of beginning.

Meaning and intending hereby to convey all the right title in interest to the within Grantors acquired by deed of Linda Ann Wands as Personal Representative of the Estate of Rose E. Sturtevant dated August 24, 1987 to be recorded in the Kennebec County Registry of Deeds.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **LINDA ANN WANDS**, her heirs and assigns, to them and their use and behoof forever.

And we covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said **DANA L. STURTEVANT**, **NELSON STURTEVANT** and **RICHARD A. STURTEVANT** joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 25th day of the month of August, A.D. 1987.

45-58

Signed, Sealed and Deliverred in the presence of

Dana L. Sturtevant 8-24-87
 DANA L. STURTEVANT

Nelson B. Sturtevant AUG 24, 87
 NELSON STURTEVANT

Richard A. Sturtevant Aug 24 87
 RICHARD A. STURTEVANT

State of Maine, County of Kennebec ss.

Then personally appeared the above named DANA L. STURTEVANT, NELSON STURTEVANT, and RICHARD A. STURTEVANT and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Albert C. Perkins
 Notary Public

Printed Name, Albert C. Perkins

RECEIVED KENNEBEC SS.
 1987 AUG 27 AM 9:00
 RECORDED FROM ORIGINAL